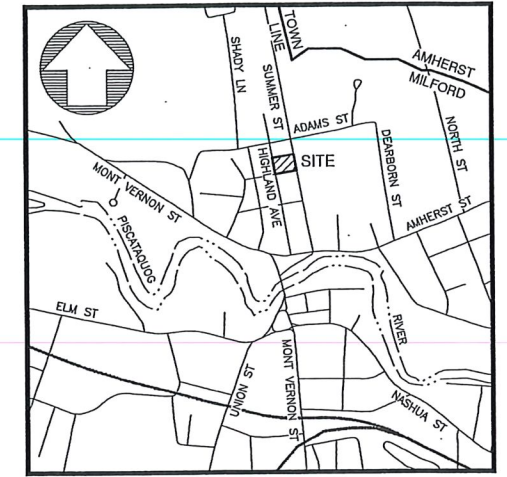


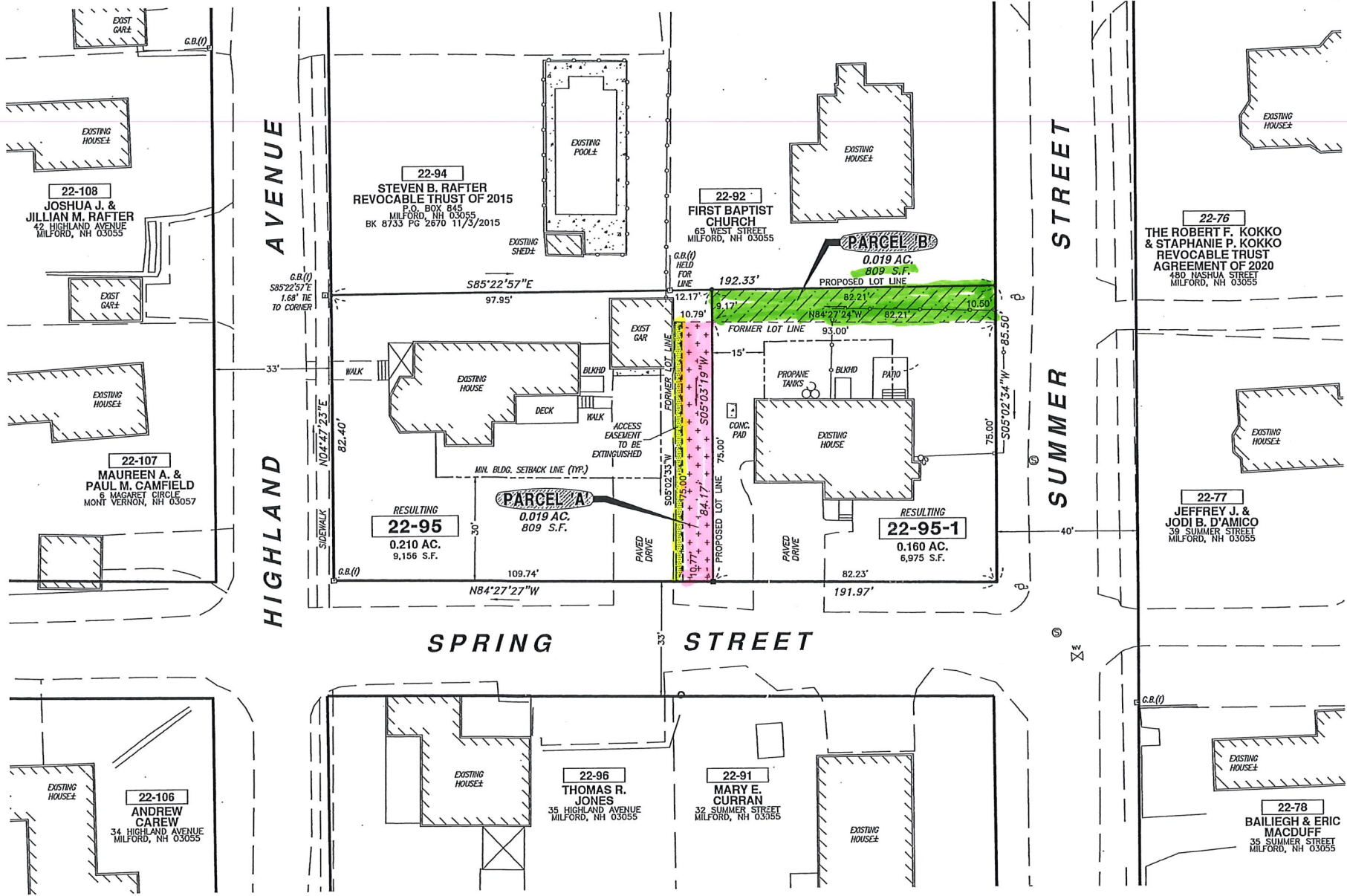
REFERENCE PLAN:  
 "PLAN OF HOUSE LOTS - MILFORD-HIGHLANDS - MCLANE AND RICHARDSON'S - ADDITION - MILFORD, N.H.", SCALE: 1"=60, REVISED & CORRECTED JULY 10, 1911, UNAUTHORIZED (H.C.R.D. PLAN #410-4&5).

TOWN OF MILFORD  
 RECEIVED  
 OCT 16 2023  
 PB ZBA Office



*Original*

- LEGEND:**
- RIGHT-OF-WAY SIDELINE
  - PROPERTY LINE
  - ABUTTING LOT LINE
  - - - FORMER LOT LINE
  - - - EASEMENT LINE
  - - - BUILDING SETBACK LINE
  - - - EDGE OF PAVEMENT
  - - - EXISTING GRAVEL ROAD
  - 22-95 EXISTING TAX MAP AND LOT NUMBER
  - EXISTING BUILDING
  - EXISTING STOCKADE FENCE LINE
  - EXISTING CHAINLINK FENCE LINE
  - EXISTING GRANITE BOUND FOUND
  - EXISTING IRON PIPE FOUND
  - EXISTING SEWER MANHOLE
  - EXISTING DRAIN MANHOLE
  - EXISTING UTILITY POLE & GUY WIRE
  - EXISTING SINGLE POST SIGN
  - EXISTING WATER HYDRANT
  - EXISTING WATER VALVE
  - EXISTING SHUT-OFF
  - EXISTING ACCESS EASEMENT
  - LPIN TO BE SET
  - GRANITE BOUND TO BE SET



- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO DEPICT A LOT LINE ADJUSTMENT BETWEEN TAX PARCELS 22-95 AND 22-95-1. PARCEL A IS TO BE CONVEYED FROM LOT 22-95-1 TO AND BECOME A CONTIGUOUS PART OF PARCEL 22-95 AND PARCEL B IS TO BE CONVEYED FROM LOT 22-95 TO AND BECOME A CONTIGUOUS PART OF PARCEL 22-95-1 AND ARE NOT TO BE CONSIDERED A SEPARATE BUILDING LOT.
  2. OWNERS OF RECORD: TAX MAP 22 LOT 95 IS JOHNNA PIKE AND MICHAEL JAGELLO OF 39 HIGHLAND AVENUE, NH 03055. RECORDED AS BK. 8946 PG. 2053 AT THE H.C.R.D. DATED 2/23/2017.
  3. OWNERS OF RECORD: TAX MAP 22 LOT 95-1 IS V. HAERINCK REVOCABLE TRUST OF 2015 OF 2 SPRING STREET, NH 03055. RECORDED AS BK. 9123 PG. 1955 AT THE H.C.R.D. DATED 11/2/2018.
  4. THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY THIS OFFICE IN AUGUST 2023.
  5. LOT 22-95 & 22-95-1 ARE IN THE RESIDENCE A ZONING DISTRICT. THE MINIMUM SIZE FOR EACH LOT WITH TOWN SEWER AND WATER SYSTEMS IS 15,000 S.F. WITH 100 FEET OF ROAD FRONTAGE. EACH STRUCTURE SHALL BE SET BACK AT LEAST THIRTY (30) FEET FROM THE FRONT PROPERTY LINE AND EACH STRUCTURE SHALL BE AT LEAST FIFTEEN (15) FEET FROM THE SIDE AND REAR PROPERTY LINES, IN CASE OF A CORNER LOT, THE SIDE DISTANCE SHALL BE INCREASED TO THIRTY (30) FEET ON THE SIDE BORDERING THE STREET, LANE OR PUBLIC WAY.
  6. REFERENCING FEMA DFIRM PANEL 33011C0459D (EFFECTIVE DATE 9/25/2009), THE PARCELS LIE GRAPHICALLY IN ZONE X: AREAS NOT SUBJECT TO THE 100 YEAR SPECIAL FLOOD HAZARD AREA.
  7. TAX MAP 22 LOTS 95 & 95-1 ARE BOTH CURRENTLY SERVICED BY TOWN WATER & SEWER.
  8. NO UNDERGROUND UTILITY INVESTIGATION AND NO WETLAND INVESTIGATION WAS PERFORMED AS PART OF THIS SURVEY. ADDITIONAL BUILDING RESTRICTIONS MAY APPLY.
  9. LOTS 22-95 AND 22-95-1 LIE WITHIN THE LEVEL 1 GROUNDWATER PROTECTION AREA AND ARE SUBJECT TO THE GROUNDWATER PROTECTION OVERLAY DISTRICT REGULATIONS.

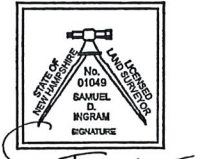
LOT LINE ADJUSTMENT PLAN  
 OWNERS OF RECORD:  
**JOHNNA PIKE AND  
 MICHAEL JAGELLO**  
 TAX MAP 22 LOT 95  
 AND  
**V. HAERINCK REVOCABLE  
 TRUST OF 2015**  
 TAX MAP 22 LOT 95-1  
 MILFORD, NEW HAMPSHIRE  
 SCALE: 1" = 20' AUGUST 11, 2023

**LOT SYNOPSIS**

LOT NO.	EXISTING	PROPOSED	+	-
22-95	9,156 S.F. 0.210 AC.	9,156 S.F. 0.210 AC.	PARCEL A	PARCEL B
22-95-1	6,975 S.F. 0.160 AC.	6,975 S.F. 0.160 AC.	PARCEL B	PARCEL A

**APPROVED**  
 MILFORD, NH PLANNING BOARD  
 SUB DIVISION #: \_\_\_\_\_  
 DATE APPROVED: \_\_\_\_\_  
 SIGNED: \_\_\_\_\_

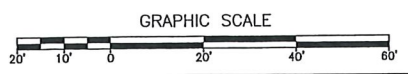
**CERTIFICATION:**  
 "I HEREBY CERTIFY THAT PARCELS 'A' & 'B' AS SHOWN ARE THE RESULT OF AN ON-SITE SURVEY INSTRUMENT SURVEY PERFORMED BY THIS OFFICE, WHICH MEETS THE URBAN CLASSIFICATION PRECISION OF ONE PART IN TEN THOUSAND (1:10,000)."



**MERIDIAN**  
 LAND SERVICES, INC.  
 ENGINEERING | SURVEYING | PERMITTING  
 SOIL & WETLAND MAPPING | SEPTIC DESIGN  
 31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL. 603-673-1441  
 MERIDIANLANDSERVICES.COM FAX 603-673-1584

*Original*

Plotted: 10/13/2023 12:05 PM By: M.R.  
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REV.	DATE	DESCRIPTION	C/O	DR	CK
D	---	---	---	---	---
C	---	---	---	---	---
B	---	---	---	---	---
A	---	---	---	---	---